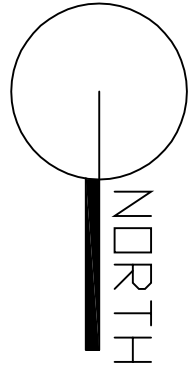


SITE PLAN B

SCALE: 1" = 10'-0"



IMPERVIOUS COVERAGE	
ROOF AREA (INCLUDING EAVES)	2,475 SQ. FT.
DRIVEWAY	1,834 SQ. FT.
REAR WALKWAYS (39' x 57' + 6')	102 SQ. FT.
DECK	128 SQ. FT.
TOTAL IMPERVIOUS AREA	4,539 SQ. FT.
LOT AREA	9,600 SQ. FT.
PERCENTAGE OF IMPERVIOUS	47.28%
TOTAL IMPERVIOUS ALLOWED	55.00%

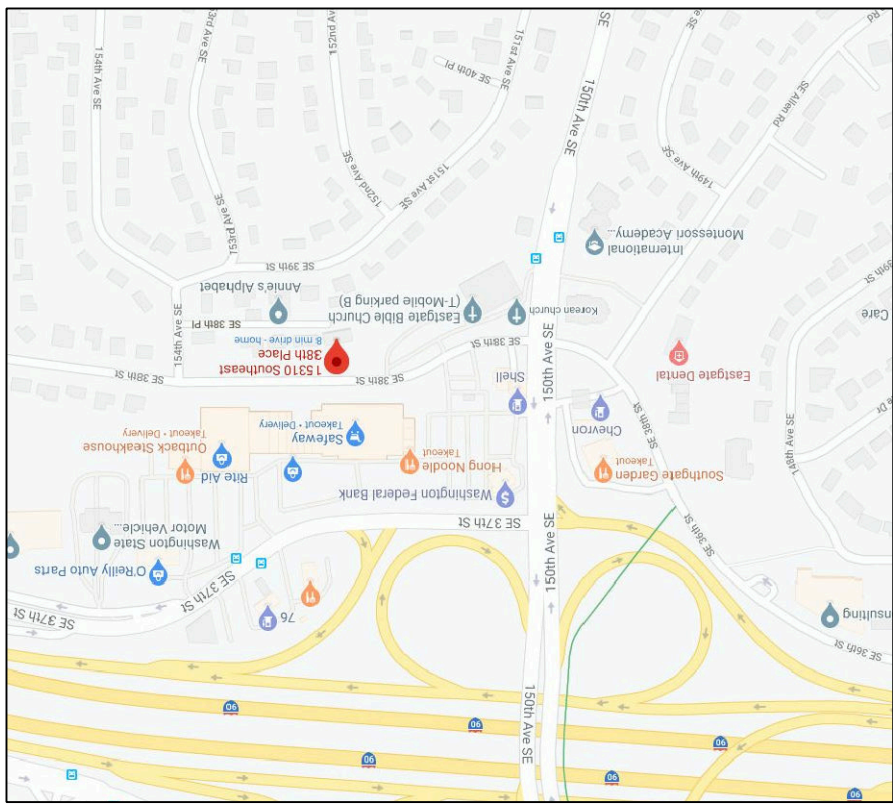
LOT COVERAGE	
BUILDING FOOTPRINT w/ GARAGE	1,921 SQ. FT.
FRONT PORCH	90 SQ. FT.
TOTAL LOT COVERAGE	2,011 SQ. FT.
LOT AREA	9,800 SQ. FT.
PERCENTAGE OF LOT COVERAGE	20.93%
MAX PERCENTAGE ALLOWED	40.00%

TREE RETENTION	
271'	TOTAL DIAMETER OF EXISTING SIGNIFICANT TREES
0'	TOTAL DIAMETER OF TREES TO BE REMOVED
100%	TOTAL DIAMETER OF TREES TO BE RETAINED
30.0%	PERCENT OF TREE DIAMETER RETENTION REQ'D
100%	PERCENT OF PROPOSED TREE DIAMETER RETENTION

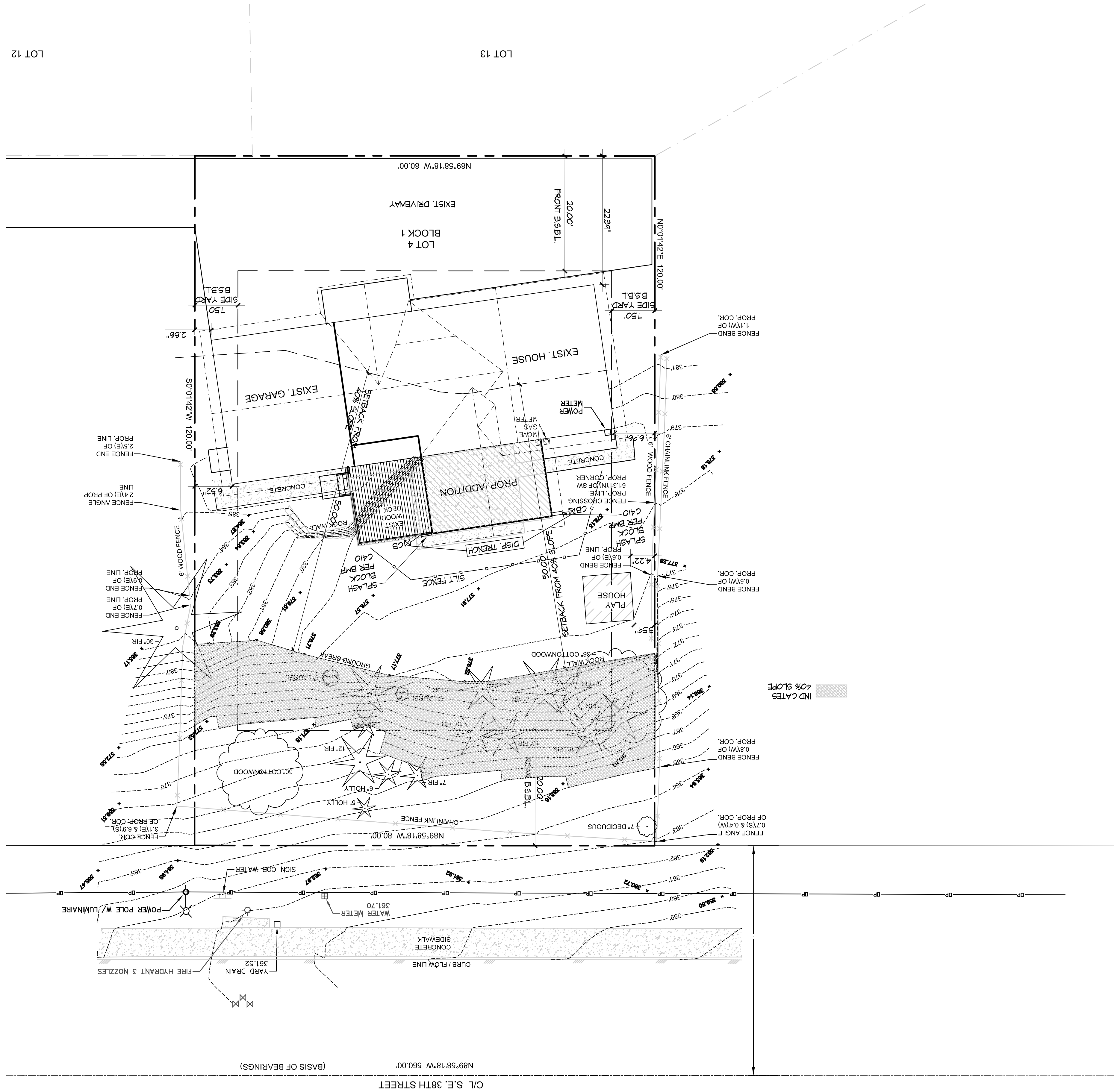
GREENSCAPE	
GREENSCAPE AREA	2,018 SQ. FT.
FRONT YARD AREA	132 SQ. FT.
GREENSCAPING PERCENTAGE (%)	6.5%
MIN. GREENSCAPING REQUIRED	50.0%

LEGAL DESCRIPTION

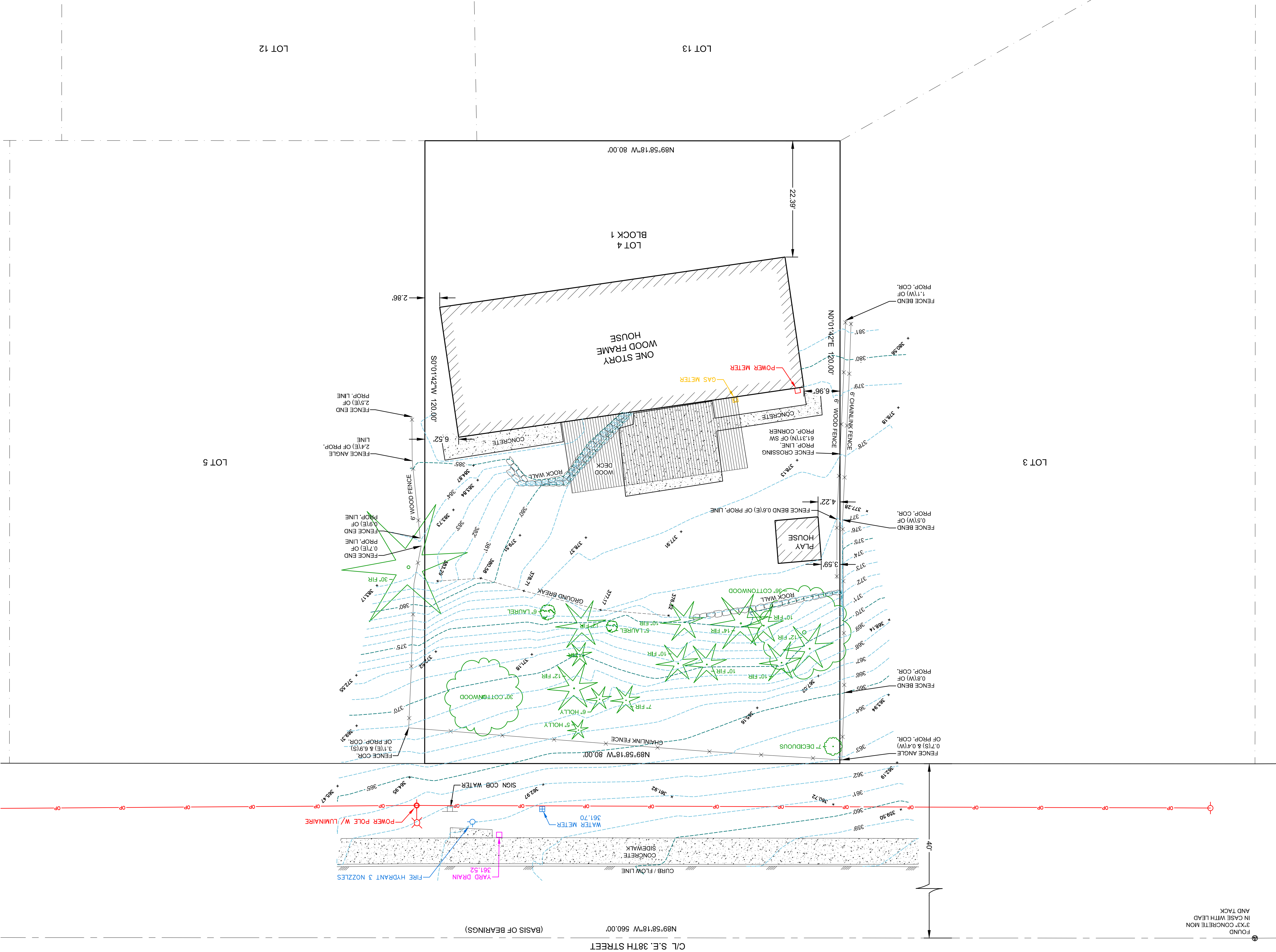
EASTGATE ADDITION DIVISION B, BLOCK 1, LOT 4
PARCEL #: 220150-0020
CITY OF BELLEVUE NAVD 88 DATUM:
VERTICAL BENCHMARK 899



VICINITY MAP



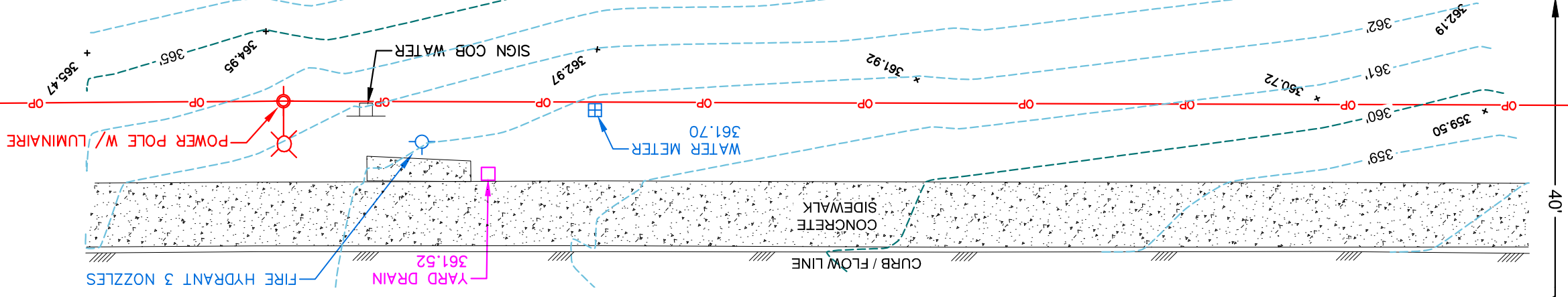
LOT 4, BLOCK 1 OF EASTGATE DIVISION B
WITHIN THE SW1/4 OF THE SW1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 05 EAST, KING COUNTY, WASHINGTON



FOUND
IN CASE WITH LEAD
3"x3" CONCRETE MON
AND TACK

C/L S.E. 38TH STREET
N89°58'18"W 560.00'

(BASIS OF BEARINGS)



FOUND
CITY OF BELLEVUE
MONUMENT NO. 2812
3"x3" CONCRETE MON
IN CASE WITH LEAD
AND TACK

C/L 154TH AVENUE S.E.

VERTICAL DATUM:
NAVD 88

THE CITY OF BELLEVUE VERTICAL BENCHMARK 899

CONTOUR INTERVAL - 1 FOOT.

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM DIRECT FIELD OBSERVATIONS
WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS NATIONAL MAPPING STANDARDS, ONE-HALF
THE CONTOUR INTERVAL.

PROJECT BENCHMARK:

FOUND 2" DIAMETER CITY OF BELLEVUE BRASS CAP WITH PLUNCH MARK, STAMPED "H3587" AND "V8989",
ON TOP OF CURB ON THE SOUTH SIDE OF S.E. 36TH STREET AT 88 FEET +/- EASTERLY OF INTERSECTION
OF S.E. 36TH STREET AND S.E. ALLEN ROAD, 105 FEET +/- WEST OF INTERSECTION S.E. 36TH STREET AND
150TH AVENUE S.E.. TOP OF CAP ELEVATION = 350.032'

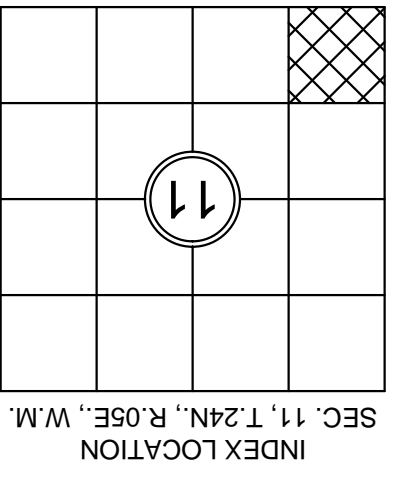
GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS SHOW THE EXTERIOR BOUNDARY LINES, EXISTING SITE
IMPROVEMENTS, NATURAL FEATURES AND EXISTING TERRAIN FOR THE NORTHERN PORTION
OF LOT 4, BLOCK 1 OF EASTGATE ADDITION DIVISION B, FOR DETERMINING CRITICAL SLOPE
AREAS, IF ANY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES, 2" TOTAL STATION WITH RESULTING
ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN FEBRUARY
OF 2020, AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING
AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
ENCUMBRANCES AND RESTRICTIONS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN
HEREON.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS,
FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION,
SEE SEE VOLUME 52 OF PLATS, PAGES 13 THROUGH 18 AND THE SURVEYS REFERENCED
THEREON, RECORDS OF KING COUNTY, WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON
IS THE SAME AS SAID SURVEY OF RECORD.
6. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL
LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY
MAY EXIST ON THE SITE.
7. LEGAL DESCRIPTION:
STATUTORY WARRANTY DEED
APN: 201511105001413
LOT 4, BLOCK 1, EASTGATE ADDITION DIVISION B, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 52 OF PLATS, PAGE(S) 13 THROUGH 18, INCLUSIVE, KING COUNTY, WASHINGTON.

REFERENCES:

APN: 4393604
VOLUME 52 OF PLATS, PAGES 13 THROUGH 18
DATE: NOVEMBER 3, 1953

LOT 4, BLOCK 1
9,600 SQ. FT.
0.220 AC.

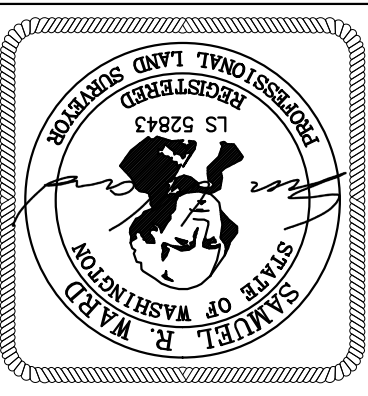


SHEET

OF

1

DATE	BY	REVISION	CK'D	APPR.
DRAWN BY: BN	MAGG	CHECKED BY: VW/SRW		
SURVEYED BY: BN				



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF STEVE KUNKEL MASTER BUILDERS, INC., IN
FEBRUARY OF 2020.
DATE 2/19/2020
SAMUEL R. WARD, PLS
STATE OF WASHINGTON CERTIFICATE NO. 52843



DATE: FEBRUARY 2020	SCALE: 1" = 10'	DWG. NAME: 1510003T (2015).DWG
DWN. BY: SBM/MAGG	CHKD. BY: VW/SRW	SURV. BY: BN/JC
CITY OF BELLEVUE	STEVE KUNKEL MASTER BUILDERS, INC.	WASHINGTON
TAX PARCEL NO. 220150-0020 / 15310 S.E. 38TH PLACE, BELLEVUE 98004	FOR	